

ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant: Brad Walker

Street Address: 2133 Rustic Ridge

City: Keller State: TX Zip: 76248

Telephone: [REDACTED] Fax: - E-mail: [REDACTED]

Applicant's Status: (Check One) Owner Tenant Authorized Agent Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ E-mail: _____

Brad Walker

Brad Walker

Signature of Applicant

Signature of Owner

Printed Name of Owner

Date: _____

Date: _____

SECTION 2. PROPERTY INFORMATION

Address of Request: 2133 Rustic Ridge

Legal Lot(s): 4 Block(s): 5 Subdivision Name: Bursey Ranch addition

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Code to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.
- The applicant bears the burden of proof in establishing the facts justifying a variance.
- Provide exhibits that will help provide justification of this variance request.

Application fee: \$200

SECTION 3. VARIANCE REQUEST INFORMATION

(All sections must be completed.)

State the section of the Unified Development Code or describe the regulation for which you are requesting a variance: Build line from 25' to ~~25'~~ 21'

We had a General contractor Build a awning to help with weather and safety related issues, we request a variance do the home not being safe in Bad Weather conditions.

Describe how your request will differ from the requirement(s) of the Code:

The Patio cover impedes into the build line. of 25' from Back of Curb.

Describe how the situation causing the hardship or difficulty is neither self-imposed nor generally effecting all or most properties in the same zoning district:

When we bought this house, it did not come with a Patio cover and the front door only had a inset of 2 1/2' x 5 1/2'. When it rained or snowed it would cause our family members to get wet and we would have an significant amount of water to come in side as we open and closed do to no cover, The home faces due West and we have had to replace 3 door due to tree West sun. By adding tree cover it has reduced our electrical Bill, and our front room will cool in the summer, There main reason for a cover is my wife fall on ice on our Porch and broke her ankle, we've had multiple accidents over the years, Bad storms we have to wait til it passes to come inside. By use adding this cover it doesnt effect the neighborhood or cause hard ships to others.

Describe how literal enforcement of the regulation will create an unnecessary hardship or practical difficulty in the development of this property:

Enforcement of this regulation would create hardship on my family. This is a practical application for this home, and hasn't added to anyone hardships in the neighborhood. Both my neighbors past and present have complimented on the curb appeal and it has increased value to my home which adds to the value of the neighborhood. We keep a good yard, paint property, nothing has been built out of taste, all we want is a safe place to live as do our neighbors,

Explain how the variance requested will not injure the use of adjacent property:

The Change in the front of the Property has not Hurt or Injured the value or person, Instead it has added value to the home which, increases the value of the Property.

Explain how the granting of the variance will be in harmony with the spirit and purpose of the regulation:

We know Now that the builder should have directly to have a permit, We think that the neighborhood doesn't care that we have asked for a variance.